

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** March 03, 2016

**Meeting #222**

**Project:** Roland Park Place P.U.D.

**Phase:** Continued Schematic

**Location:** 40<sup>th</sup> Street and Roland Avenue

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**PRESENTATION:**

Mr. Glen Tipton, Architect with Hord Coplan Macht introduced the project team followed by Mr. Josh Kilrain, Landscape Architect and Mr. Lee Driskill, Architect, both with Hord Coplan Macht, who presented the proposed landscape design and building design respectively. Key items included:

1. Entry Drop-off at proposed addition – proposed structured shading, planting and seating at drop-off area;
2. Fence and Vegetation – proposed welded wire fence with hedges and small trees in 4 ft wide strip along entire East Property line;
3. Courtyard Vegetation – preconstruction treatment and continued care of existing mature trees per arborist recommendations;
4. Green Roof Terrace – proposed raised shrub and tree planters for screening and space definition, varied furniture groupings, pergola and hard surface decking for public gathering zone and intensive green roof at private decks;
5. Massing – proposed addition aligned with existing building façade;
6. Materiality – proposed 3-story brick base and two-tone cementitious panel building skin above;
7. Façade Articulation – implied verticality throughout, large mass visually broken into smaller volumes through introduction of recesses and balconies, roof canopy treatment at top level corner units for an overall layered façade treatment.

**Comments from the Panel:**

The Panel thanked the design team for the quality of the overall presentation and latest project development and commented on the following:

1. **Landscape design** – the panel was generally complementary of the Entry drop-off treatment and the proposed interventions in the Courtyard but expressed concern regarding the still compressed condition between the ground floor units, existing trees and deep dark corner that connects the courtyard and proposed addition. The panel was also supportive of the proposed terrace design and encouraged the design team to incorporate it in further three-dimensional development of the building. Some concerns included the proximity of a unit bedroom to the terrace entry and general entry sequence and access to that outdoor space. The panel accepted the site, program and budget constraints of the project and the design team’s approach to solving those as final deciding factors for the treatment of the east property line fence condition.
2. **Building Massing and Materiality** – the panel appreciated the latest modifications to the building massing and the proposed material palette. It also continued to express concern regarding the lack of massing articulation at the north side of the addition and encouraged the team to study reconfiguration of the end units and roof terrace elements in order to resolve a less abrupt presentation of that side of the building to the neighboring community. The Courtyard

could also benefit from an adjustment in the massing where units closer to the existing trees and Courtyard entry could be reduced in depth and widened in order to shift mass towards the less occupied portion within that space.

3. **Façade Articulation** – the panel generally favored the design team’s decisions in handling the long East façade and the stepped West façade but encouraged further refinement at:
  - the Northeast corner in favor of a more clearly defined treatment and the entire North façade for a stronger integration with the roof terrace,
  - the main entry volume at the South façade for a more transparent treatment where the proposed additions meets the existing building
  - garage openings treatment

**Panel Action:**

The Panel recommended Approval of Schematic Design with comments.

**Attending:**

Josh Kilrain, Glen Tipton, Lee Driskill, Carol Macht, Gregory Dehne, Liz Cumberpatch – Hord Coplan Macht

Keith Spillane, Terry Snyder, Liliam Maria Burgunder – Roland Park Place

Peter Lin – Greenbrier

Caroline Hecker, Justin Williams – RMG

Chris McSherry RPCL

Messrs. Bowden, Burns, and Ms. Ilieva\* - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield - Planning